

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

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Order Filed on February 25, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:
Randall L. Stewart and Michelle Stewart

Case No.: 19-24288

Adv. No.:

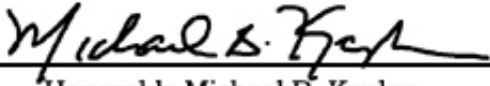
Hearing Date: 2/24/21

Judge: Michael B. Kaplan

ORDER VACATING STAY and CO-DEBTOR STAY

The relief set forth on the following page is hereby **ORDERED**.

DATED: February 25, 2021


Honorable Michael B. Kaplan
United States Bankruptcy Judge

Page 2 Debtor: Randall L. Stewart and Michele Stewart Case No.:
19-24288-MBK Caption of Order: Order Vacating Stay

Upon the motion of Select Portfolio Servicing, Inc., as attorney in fact for The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-4 ("Secured Creditor") under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property and Co-Debtor Stay pursuant to 11 U.S.C. §1301 (c) as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue Secured Creditor's rights in regard to the following:

x Real property more fully described as:

34 Dixmont Avenue, Ewing, New Jersey 08628

It is further ORDERED that Secured Creditor, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that Secured Creditor may join the Debtors and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other Chapter of the Bankruptcy Code.

It is further ORDERED that the Co-Debtor stay under 11 U.S.C. 1301 (c) is vacated. Secured Creditor shall serve this Order on the Debtors, any trustee, and any other party who entered an appearance on the motion.